Item C-19 1 of 8

#### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2016-0188 **P.C. DATE:** June 13, 2017

**SUBDIVISION NAME:** Easton Park Section 2C Preliminary Plan

**AREA:** 120.49 acres **LOT(S)**: 304

OWNER/APPLICANT: Carma Easton, LLC AGENT: KitchenTable Civil Solutions

(Logan Kimble) (Jonathan Fleming)

ADDRESS OF SUBDIVISION: 8304 Sassman

**GRIDS:** MK13 **COUNTY:** Travis

WATERSHED: Cottonmouth JURISDICTION: Limited Purpose/ETJ

**EXISTING ZONING:** Planned Unit Development (PUD)

**MUD PLAN:** Pilot Knob MUD

**PROPOSED LAND USE:** Residential – Single Family & Multi-family; park/greenbelt/open space/landscape/drainage easement lots, and public ROW

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

**DEPARTMENT COMMENTS**: The request is for the approval of the Easton Park 2C Preliminary Plan. The plan is comprised of 304 lots on 120.49 acres, proposing 284 residential lots, 2 multi-family lots and 18 park/greenbelt/open space/landscape/drainage easement lots, and approximately 18,017.8 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan as it meets all applicable state, county and City of Austin LDC requirements.

**CASE MANAGER:** Sue Welch, Travis County Single Office **PHONE:** 512-854-7637

Email address: Sue.Welch@traviscountytx.gov

Abandonment of PKPLS and force main and diversion of the wastewater flows from PKPLS to the proposed 30-inch gravity wastewater interceptor. These wastewater improvements are also proposed by Per the Agreement, upon the date that the District exceeds its capacity of 130 gpm ADF for PKPLS for three consecutive 30-day periods, the Developer shall have 180 days to divert wastewater flows going to PKPLS to the

City's 84-inch wastewater interceptor via the proposed 30-inch wastewater interceptor to be constructed under Phase II of this UIR. If the flows have not been diverted within 180 days, the City, at its discretion, will not approve any further preliminary plans, construction plans, and final plats until PKPLS is decommissioned and those wastewater flows are permanently transported to the City's 84-inch wastewater interceptor Some of the proposed wastewater improvements described above are also proposed to be constructed by other

Dedication of appropriately sized wastewater essement(s) from the proposed 24-inch gravity wastewater

7. Construction of approximately 2,300 feet of appropriately sized gravity wastewater main (minimum 12-

8. Construction of an appropriately sized (minimum 8-inch) gravity wastewater collection system within the

1. Phase II improvements will be triggered when the combined discharge to PKPLS from all development

2. Construction of approximately 11,000 feet of 30-inch gravity wastewater interceptor along Cottonmouth

Creek from the existing 30-inch gravity wastewater interceptor located north of the subject tract and Dee

of the proposed 24-inch gravity wastewater interceptor constructed under Phase I. These wastewater

improvements are also proposed by Easton Park Sections 1B, 2A and 2B.

Gabriel Collins Rd at Cottonmouth Creek (Project 2014-0616) and extending south to the downstream end

main within Section 2B (item 3) and extending west and south to the MUD boundary, as approximately

shown on Exhibit M-4 of the Agreement. These wastewater easement(s) are also proposed by Easton

inch) from the proposed 24-inch gravity wastewater interceptor within Section 2B (item 3) and extending southeast along the tributary to Cottonmouth Creek to future Slaughter Ln.

development sections. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant. Wastewater service for this project can be provided based upon the above minimum wastewater improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Colleen Kirk, P.E. Utility Development Services Division

within the MUD exceeds 130 gpm ADF.

07-15-2016

 Wastewater UIR Man 2. Easton Park Section 2C, Preliminary Plan Overall Exhibit

# EASTON PARK SECTION 2C SUBDIVISION PRELIMINARY PLAN

8304 SASSMAN ROAD

±4100 LF EAST OF INTERSECTION AT THAXTON ROAD AND SASSMAN ROAD

TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS

SUBMITTAL DATE: JANUARY 27, 2016

CASE # C8J-2013-0222.1B

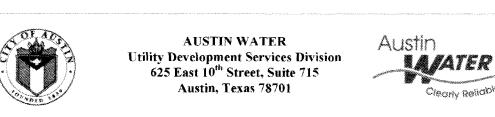
E. WILLIAM

CASE # C8J-2015-0188.1B

CASE # C8J-2015-0255.SH

EASTON PARK SECTION 1C SUBDIVISION

CASE # C8J-2015-0021.1B



Ousmane Traore, P.E. Peloton Land Solutions 7004 Bee Cave Rd, Building 2, Suite 100 Austin, Texas 78746

Re: Letter of Water Service Approval Pilot Knob MUD No. 2 & 3: Easton Park Section 2C Utility Infrastructure Review for Water (UIR-PK3-012)

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Sections 6.04 of the Consent Agreements for the Pilot Knob Municipal Utility District No. 2 and No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.

Based on the following submitted project specifications: 267 Single-Family Homes: 309 Multi-Family Units

Subject Tract Area: 119 Acres Water Pressure Zone: South Reduced

Flow (estimated peak hour flow, gallons per minute): 1.057 GPM Fire flow requirement of 1.500 gpm submitted in the engineering calculations received from Jenilee Mead, P.E. of Peloton Land Solutions on December 23, 2015.

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type sizing, and alignment of the proposed water infrastructure. The proposed water service plan is conceptually depicted on the Preliminary Plan Overall exhibit, dated 07/12/2016 and attached to this letter. Minimally, the proposed water infrastructure includes, but is not limited to:

Construction of a 36-inch South pressure zone water transmission main (WTM) from the 24-inch stub off of the 48-inch South pressure zone WTM (Project 2009-0073) in E William Cannon Dr and installation of an appropriately sized Pressure Reducing Valve (PRV) station (minimum 4-inch and 8-inch for max day and fire flow) off of the 24-inch/36-inch WTM near this connection. These water improvements are also proposed by Easton Park Sections 1B, 1C, 2A and 2B.

2. Construction of approximately 2,500 feet of 36-inch South pressure zone WTM from the PRV station (item 1) south along Colton Bluff Springs Rd and southeast along Apogee Blvd (through Section 2A). These water improvements are also proposed by Easton Park Sections 2A and 2B. 3. Construction of approximately 4,100 feet of 36-inch South pressure zone WTM from the proposed 36-inch

4. Construction of approximately 1,200 feet of 36-inch South pressure zone WTM from the proposed 36-inch WTM (item 3) southwest along Ausblick Ave to future Slaughter Ln and approximately 2,800 feet of oversized 36-inch South pressure zone WTM west along future Slaughter Ln to the existing 48-inch South pressure zone WTM in Thaxton Rd (South pressure zone, Project 2009-0059). The 36-inch WTM may be constructed in phases as the roadway construction progresses, as approved by AW; however, water meters

will not be issued within Section 2C until it has been constructed and final accepted. Per Section 6.07 of

WTM (item 2) south along Apogee Blvd and west along Ausblick Ave (through Section 2B). These water

the Agreement, Applicant may request cost participation for the requested oversizing from 24 to 36-inch of the 2,800 feet of 36-inch WTM in future Slaughter Ln.

5. Installation of an appropriately sized Pressure Reducing Valve (PRV) station off of the 36-inch South

pressure zone WTM (item 4) near the intersection of Ausblick Ave and future Slaughter Ln. 6. Construction of approximately 2,400 feet of 24-inch South Reduced pressure zone WTM from the proposed PRV station (item 5) east along future Slaughter Ln across the subject tract. A closed boundary valve shall also be installed between the 24-inch and 36-inch WTMs. The 24-inch WTM may be

7. Construction of approximately 2,300 feet of 12-inch South Reduced pressure zone water main from the PRV station (item 1) and extending south and west along Colton Bluff Springs Rd to Bestride Bend and approximately 3,500 feet of 12-inch South Reduced pressure zone water main extending south along Bestride Bend to Ausblick Ave. Applicant shall connect the proposed 12-inch and 36-inch water mains with a closed boundary valve near the intersection of Colton Bluff Springs Rd and Apogee Blvd. These

constructed in phases as the roadway construction progresses, as approved by AW.

water improvements are also proposed by Easton Park Sections 1B, 2A and 2B. 8. Construction of approximately 4,300 feet of 12-inch South Reduced pressure zone water main from the proposed 12-inch water main at Ausblick Ave (item 7) and extend south and east through the subject tract and connect to the 24-inch South Reduced pressure zone WTM in future Slaughter Ln (item 6) at Ausblick Ave and at Apogee Blvd. The water distribution system within the subject tract shall be appropriately sized to meet the 1,500 gpm fire flow requirement, interconnected to the water distribution system within Section

WTM in future Slaughter Ln at a minimum of two locations. 9. Individual pressure reducing valves shall be installed on the property owner's side of the meter per City of

2B at a minimum of two locations, and connected to the proposed 24-inch South Reduced pressure zone

Some of the proposed water improvements described above are also proposed to be constructed by other development sections. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant. Water service for this project can be provided based upon the above minimum water improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Utility Development Services Division Austin Water

 Water UTR Map 2. Easton Park Section 2C Subdivision Preliminary Plan, UIR - Water Exhibit

### WAIVERS / VARIANCES:

AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE FROM LDC 30-5-341 HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(7) TO ALLOW

AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE FROM LDC 30-5-342 HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(7) TO ALLOW FILL FROM 4 TO 8 FEET IN THE DDZ.

AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE FROM LDC 30-5-341 HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42(B)(6) TO ALLOW CUT FROM 4 TO 15 FEET FOR A STORMWATER CONTROL

AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE FROM LDC 3-5-342 HAS BEEN GRANTED IN ACCORDANCE WITH LDC 3-5-42(B)(6) TO ALLOW

FILL FROM 4 TO 15 FEET FOR A STORMWATER CONTROL. AN ADMINISTRATIVE VARIANCE WAS GRANTED BY STAFF FROM THE REQUIREMENTS OF SECTION 30-2-153(A) OF THE LAND DEVELOPMENT CODE FOR BLOCK LENGTH GREATER THAN 1200 FEET FOR BLOCK F OF THIS SUBDIVISION.

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS 6805 N. CAPITAL OF TEXAS HWY, SUITE 315 AUSTIN, TEXAS 78731 PHONE: (512) 758-7474 CONTACT: JONATHAN FLEMING

OWNER: CARMA EASTON LLC ON BEHALF OF PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2 AND 3 11501 ALTERRA PARKWAY SUITE 100 AUSTIN, TX 78758

CHAPARRAL DISC STAMPED "WIL1" FOUND IN THE CONCRETE MEDIAN OF MCKINNEY FALLS PARKWAY AT THE INTERSECTION OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY. BENCHMARK IS LOCATED APPROXIMATELY 95' NORTH OF THE CENTERLINE OF EAST WILLIAM CANNON DRIVE. **ELEVATION = 603.53'** 

FM 1625, APPROXIMATELY 0.15 MILES SOUTH OF COLTON-BLUFF SPRINGS. ELEVATION = 549.63

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, HOLDING MONUMENT "WIL1" AS SHOWN ON

SURVEY FILES FROM CHAPARRAL LAND SURVEYING AND THE SUBDIVISION PLAT KNOWN AS "EASTON PARK SECTION 1A"

ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999960959 EXACTLY.

PREPARED BY JACOBS ENGINEERING, WHOSE PUBLISHED ELEVATION IS: 603.53'.

ALUMINUM DISK STAMPED "JEG 55" IN CONCRETE FOUND IN THE SOUTHEAST CORNER OF DRIVEWAY CULVERT, EASTSIDE OF

BASIS OF BEARINGS
ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL

5. THIS PRELIMINARY PLAN IS SUBJECT TO THE PHASING AGREEMENT RECORDED IN DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. INCLUDING THE REQUIREMENTS ASSOCIATED WITH THE FIRST FINAL PLAT THAT RELIES UPON THE UTILIZATION OF THE REQUIRED OFF-SITE DRAINAGE FACILITIES. THE REQUIREMENTS FOR THE REQUIRED OFF-SITE DRAINAGE FACILITIES INCLUDE THE DEDICATION OF EASEMENTS, POSTING OF

#### LEGAL DESCRIPTION

MAPSCO PAGE 705R, 705M, 705H, 705G, 705L, - COA GRID# K11, K12

VICINITY MAP

BEING AN 120.49 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY. TEXAS, AND BEING OUT OF 232,233 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 198.302 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 42.558 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 37.390 ACRE TRACT OF LAND DESCRIBED AS TRACT 28 IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 22.027 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2011086825 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 20.041 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015165241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. THIS PROJECT IS LOCATED IN COTTONMOUTH CREEK, SOUTH FORK DRY CREEK AND NORTH FORK

FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

THIS PRELIMINARY PLAN IS SUBJECT TO PUD ORDINANCE NO. 20170302-014.

FISCAL SECURITY AND INCLUSION IN THE ASSOCIATED CONSTRUCTION DOCUMENTS.

#### SHEET INDEX

SHEET NO. DESCRIPTION

GENERAL NOTES PRELIMINARY PLAN OVERALL

PRELIMINARY PLAN C

PRELIMINARY PLAN A

**COVER SHEET** 

PRELIMINARY PLAN B

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN - TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

AUSTIN, TEXAS 78731

PHONE: (512) 758-7474

**AUSTIN WATER** 

Utility Development Services Division

625 East 10th Street, Suite 715

Ousmane Traore, P.E.

Peloton Land Solutions

7004 Bee Cave Rd. Building 2, Suite 100

Letter of Wastewater Service Approval

City design standards, specifications, and requirements.

267 Single-Family Homes: 309 Multi-Family Units

equivalent to approximately 764 LUEs.

also proposed by Easton Park Section 2B.

Subject Tract Area: 119 Acres

Wastewater Drainage Basin: Cottonmouth

Based on the following submitted project specifications:

Flow (estimated peak wet weather flow, gallons per minute); 391 GPM

Pilot Knob MUD No. 2 & 3: Easton Park Section 2C

Utility Infrastructure Review for Wastewater (UIR-PK3-013)

Austin, Texas 78701

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR)

project and is issuing this letter in accordance with Section 6.04 of the Consent Agreements for the Pilot Knob

Municipal Utility District No. 2 and 3 (the "Agreement") and in keeping with all current rules and regulations. In

accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of

service and the appropriateness of the type sizing, and alignment of the proposed wastewater infrastructure. The

1. Phase I improvements shall provide service up to 130 gpm Average Daily Flow (ADF) combined

2. Construction of approximately 1,600 feet of 24-inch (minimum) gravity wastewater interceptor along

3. Construction of approximately 3,600 feet of 24-inch (minimum) gravity wastewater interceptor from the

discharge to the Pilot Knob Pumpover Lift Station (PKPLS) from all development within the MUD. This is

Cottonmouth Creek between PKPLS and Colton Bluff Springs Rd (through Section 2A). These

proposed 24-inch gravity wastewater interceptor in Colton Bluff Springs Rd (item 2) and extending south along the main branch of Cottonmouth Creek (through Section 2B). These wastewater improvements are

Construction of approximately 1,200 feet of 24-inch (minimum) gravity wastewater interceptor from the proposed 24-inch gravity wastewater main at the southern boundary of Section 2B (item 3) and extending

5. The proposed 24-inch gravity wastewater interceptor (items 2-4) shall be designed at a depth that will

allow future gravity wastewater service for the wastewater drainage basin on both sides of Cottonmouth

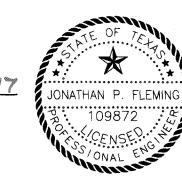
proposed wastewater service plan is conceptually depicted on the UIR – Wastewater Exhibit, dated 07/12/2016

and attached to this letter. Minimally, the proposed wastewater infrastructure includes, but is not limited to:

wastewater improvements are also proposed by Easton Park Sections 2A and 2B.

south along the main branch of Cottonmouth Creek to future Slaughter Lin.

JONATHAN P. FLEMING, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 109872 KITCHEN TABLE CIVIL SOLUTIONS 6805 N. CAPITAL OF TEXAS HWY, SUITE 315



1 OF 6

C8J-2016-0188

PHONE: (512) 391-1330

CONTACT: LOGAN KIMBLE

logan.kimble@brookfieldrp.com

EMAIL: jonathan.fleming@ktcivil.com

DRY CREEK WATERSHEDS, WHICH ARE ALL CLASSIFIED AS SUBURBAN WATERSHEDS.

2. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE A 100 YEAR

3. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION AND ANNEXED FOR THE LIMITED PURPOSE OF ZONING. THIS DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY PURSUANT TO TITLE 30 OF THE LAND DEVELOPMENT CODE AS WELL AS TITLE 25 OF THE LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING, ORDINANCE # 20170302-014.

ALL STREETS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. STREET WIDTH SHALL BE AS SHOWN IN THE STREET TABLE. SIDEWALKS SHALL BE CONSTRUCTED 2 FEET OFF THE RIGHT-OF-WAY, EXCEPT THAT STANDARD SIDEWALKS ALONG ROADWAYS ABUTTING NON-RESIDENTIAL LOTS MAY BE REPLACED BY MEANDERING SIDEWALKS PLACED WITHIN ACCESS EASEMENTS ON THE ADJACENT LOT(S).

PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN, ARE REQUIRED ALONG PROPOSED STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PRELIMINARY PLAN. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. SIDEWALKS ALONG EAST SLAUGHTER LANE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

FISCAL REQUIREMENTS FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS;

DRAINAGE EASEMENTS DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE REQUIRED FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM

PUBLIC OR PRIVATE STREETS, SIDEWALKS, UTILITIES, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.

OF 25 FEET WIDE. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE A 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY,

TEXAS, EFFECTIVE DATE JANUARY 6, 2016 AND IS CONTAINED WITHIN A DRAINAGE LOT. OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS WILL BE MAINTAINED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2 AND 3 OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.

EROSION CONTROLS FOR SINGLE FAMILY: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF. JONATHAN P. FLEMING, P.E. #109872

10. UTILITY SYSTEM: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER SYSTEM.

11. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.

12. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.

13. WATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

14. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

15. NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.

16. PHONE SERVICE WILL BE PROVIDED BY AT&T.

17. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR FISCAL SURETY IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.

18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA

19. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATION HAS BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY. IF, DURING THE DEVELOPMENT OF THE FINAL PLAT, CONSTRUCTION DOCUMENTS, OR SITE PLAN, IT IS DETERMINED THAT THE PROJECT DOES NOT MEET THE FINDINGS OF FACT DOCUMENTED FOR THE ADMINISTRATIVE VARIANCES ISSUED WITH THIS PRELIMINARY PLAN, THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER TO REQUEST NEW VARIANCES FOR CITY OR COUNTY

21. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN OR TRAVIS COUNTY STANDARDS, AS APPLICABLE.

22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN OR TRAVIS COUNTY, AS APPLICABLE, OR OTHER PUBLIC ENTITY.

23. UNLESS SPECIFIED AS MULTI-FAMILY, PARK, GREENBELT PARK, OPEN SPACE, LANDSCAPE, DRAINAGE, WATER QUALITY, AND/OR PUBLIC ACCESS LOTS, ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE.

24. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

25. ALL PROPOSED STREETS ARE TO BE PUBLIC.

LOT 13, 14 - BLOCK D

26. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT

27. THERE ARE NO LOTS WITHIN THIS PRELIMINARY PLAN CONTAINING EXISTING SLOPES GREATER THAN 15%. 28. A HOME-OWNER'S ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.

- BLOCK J

29. THE OWNER AND/ OR ASSIGNEE(S) SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF ALL TAXES FOR ALL LOTS TO BE OWNED BY THE DISTRICT. THE

LOTS ARE AS FOLLOWS:

LOTS 1, 3

- BLOCK R

LOT 13 - BLOCK A - BLOCK E LOT 21 - BLOCK L LOTS 1, 3 LOTS 5, 10 - BLOCK P LOTS 19, 24, 33, 42 - BLOCK F - BLOCK B LOTS 5, 14, 23, 44 - BLOCK T

30. THE FOLLOWING LOTS GAIN VEHICULAR ACCESS AND ARE PROHIBITED FROM GAINING VEHICULAR ACCESS ACCORDING TO THE FOLLOWING TABLE:

	CORNER LOT ACCESS						
BLOCK	LOT#	GAIN ACCESS FROM PROHIBITED ACCESS FR					
С	17	SPIRE VIEW	CHRYSLER BEND				
F	1	CORRIGAN PASS	SPIRE VIEW				
J	22	SKYTEX STREET	AUSBLICK AVENUE				
L	1	SPIRE VIEW	LAUGHLIN LANE				
M	4	SPIRE VIEW	CHRYSLER BEND				
P	1	LOOKSEE LANE	CHRYSLER BEND				

CORRIGAN PASS

LOT 23

	FLA	G LOT ACCESS			
BLOCK	LOT#	LOT # GAIN ACCESS FROM			
Α	2, 3, 6, 7, 10, 11	BESTRIDE BEND	N/A		
В	2, 3, 6, 7	BESTRIDE BEND	N/A		
E	9, 10, 11, 12, 13, 14	CORRIGAN PASS	N/A		
F	11, 12, 13, 14, 15, 16, 17	CORRIGAN PASS	N/A		
F	18	CORRIGAN PASS	SPIRE VIEW		
Т	24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43	LOOKSEE LANE	APOGEE BOULEVARD		
J	12, 13, 14, 15, 16, 17, 18, 19, 20	CORRIGAN PASS	N/A		
J	21	CORRIGAN PASS	AUSBLICK AVENUE		
L	11, 12, 13, 14, 15, 16, 17, 18, 19	LAUGHLIN LANE	N/A		
L	20	LAUGHLIN LANE	SPIRE VIEW		
Р	11, 12, 13, 14, 15, 16, 17	LOOKSEE LANE	APOGEE BOULEVARD		
Р	18	LOOKSEE LANE	APOGEE BOULEVARD AND CHRYSLER BEND		

31. ALL JOINT USE ACCESS EASEMENTS WILL BE DONE PER SEPARATE INSTRUMENT AND RECORDED CONCURRENTLY WITH THE FINAL PLAT. FISCAL FOR CONSTRUCTION WILL BE POSTED

WITH SUBDIVISION CONSTRUCTION DOCUMENTS.

32. MAINTENANCE OF A JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY, ACCESS TO COMMON LOTS SHALL BE PROVIDED FROM ALL LOTS LISTED IN THE JOINT USE ACCESS EASEMENT TABLE BY MEANS OF A COMMON DRIVEWAY SITUATED WITHIN A 30' JOINT USE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PRELIMINARY PLAN.

3,4,15,16

JOI	JOINT USE ACCESS EASEMENTS		JOIN	JOINT USE ACCESS EASEMENTS			JOINT USE ACCESS EASEMENTS		
LOTS	BLOCK	STREET	LOTS	BLOCK	STREET	LOTS	BLOCK	STREET	
1,2,3,4	Α	BESTRIDE BEND	7,8,11,12	F	CORRIGAN PASS	6,7,13,14	Р	LOOKSEE LANE	
5,6,7,8	А	BESTRIDE BEND	2,3,20,21	J	CORRIGAN PASS	8,9,11,12	Р	LOOKSEE LANE	
9,10,11,12	Α	BESTRIDE BEND	4,5,18,19	J	CORRIGAN PASS	1,2,42,43	Т	LOOKSEE LANE	
2,3,4	В	BESTRIDE BEND	6,7,16,17	J	CORRIGAN PASS	3,4,40,41	Т	LOOKSEE LANE	
5,6,7,8	В	BESTRIDE BEND	8,9,14,15	J	CORRIGAN PASS	6,7,38,39	Т	LOOKSEE LANE	
8,9	D	CORRIGAN PASS	10,11,12,13	J	CORRIGAN PASS	8,9,36,37	Т	LOOKSEE LANE	
10,11,12	D	CHRYSLER BEND	1,2,19,20	L	LAUGHLIN LANE	10,11,34,35	Т	LOOKSEE LANE	
1,2,13,14	E	CORRIGAN PASS	3,4,17,18	L	LAUGHLIN LANE	12,13,32,33	Т	LOOKSEE LANE	
3,4,11,12	E	CORRIGAN PASS	5,6,15,16	L	LAUGHLIN LANE	15,16,30,31	Т	LOOKSEE LANE	
5,6,9,10	E	CORRIGAN PASS	7,8,13,14	L	LAUGHLIN LANE	17,18,28,29	т	LOOKSEE LANE	
1,2,17,18	F	CORRIGAN PASS	9,10,11,12	L	LAUGHLIN LANE	19,20,26,27	т	LOOKSEE LANE	
3,4,15,16	F	CORRIGAN PASS	1,2,17,18	Р	LOOKSEE LANE	21,22,24,25	Т	LOOKSEE LANE	

LOOKSEE LANE

33. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN DRAINAGE / WATER QUALITY LOTS WILL BE MAINTAINED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 2 AND 3. A POND MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF THE FIRST FINAL PLAT OUT OF THIS PRELIMINARY PLAN.

34. A 10' PUBLIC UTILITY EASEMENT FOR ELECTRIC AND TELECOMMUNICATIONS IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED.

CONSTRUCTION OF EASTON PARK SECTION 2C IS NOT TO BEGIN UNTIL DRAINAGE AND ROADWAY ELEMENTS OF EASTON PARK SECTION 2B (C8J-2015-0255.SH) HAVE BEEN RELEASED FOR CONSTRUCTION AND FULL FISCAL POSTED FOR IMPROVEMENTS.

35. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND

2. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

3. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

4. OTHER THAN APPROVED LOCATIONS WITH DETENTION STACKED OVER WATER QUALITY, THE WATER QUALITY PONDS WILL BE CONSTRUCTED NOT TO BE INUNDATED BY THE 100 YEAR

5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

6. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN OR OTHER RESPONSIBLE ENTITY FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

9. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE NO. 20170302-014 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 14, BLOCK D AND A PORTION OF LOT 13, BLOCK A .

PARKLAND AND OPEN SPACE						
ACRES REQUIRED ACRES PROVIDED						
OPEN SPACE	7.73	7.61				
PARKLAND	14.75	6.29				
	RESIDENTIAL LUEs	EXPENDITURE REQUIRED				
	RESIDENTIAL LUES	EXPENDITURE REQUIRED				
IMPROVEMENTS TO BE CONSTRUCTED	500	\$200,120				

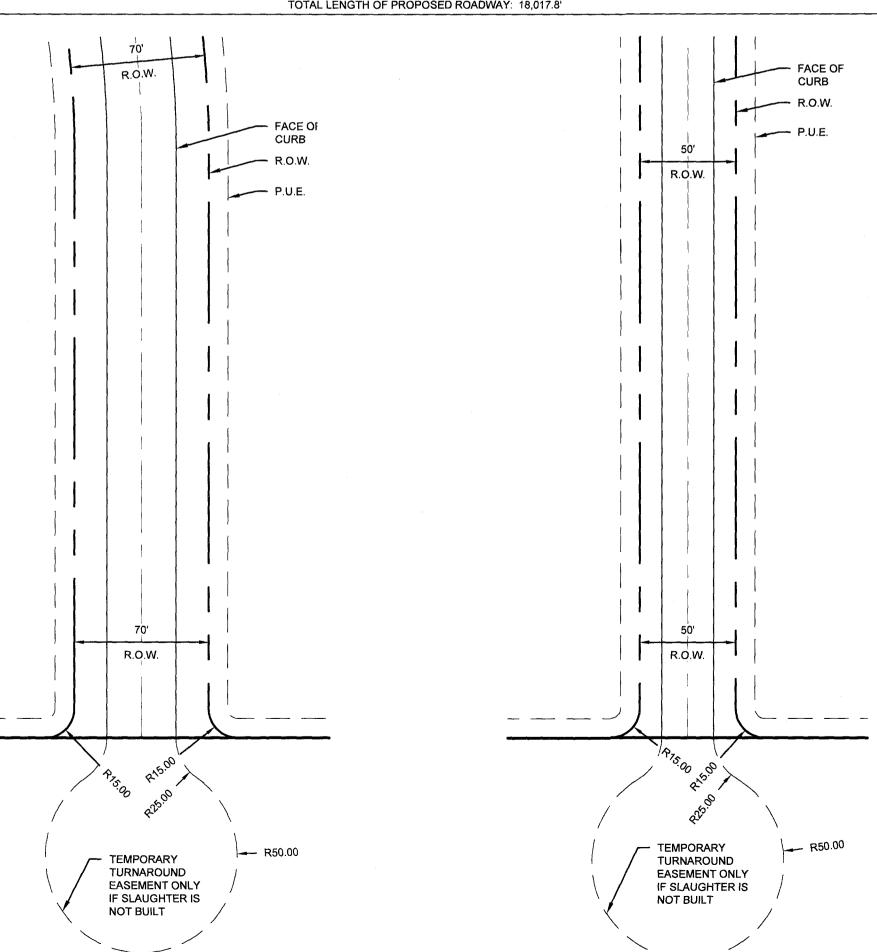
INTERSECTION DETAIL:

**FUTURE EAST SLAUGHTER LANE** 

SCALE: 1" = 50'

AUSBLICK AVENUE &

			STREET TABL	E		
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
APOGEE BOULEVARD	3,529.8'	100'	2@ 28' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD/ PRIMARY COLLECTOR
AUSBLICK AVENUE	1,401.0'	70'	36' F-F	2 LANE, C & G	5'	NEIGHBORHOOD COLLECTOR
CHRYSLER BEND	1,879.2'	60'	36' F-F	2 LANE, C & G	5' / 12' SHARED USE PATH	RESIDENTIAL COLLECTOR
SPIRE VIEW	2,190.5'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
BESTRIDE BEND	520.9'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
LOOKSEE LANE	1,879.3'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
CENTURION PATH	562.8'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
LAUGHLIN LANE	676.9'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
SKYTEX STREET	2,135.9'	70' / 50'	30' F-F / 27' F-F	2 LANE, C & G	5'	LOCAL
HUBBLE WALK	1,401.1'	50'	27' F-F	2 LANE, C & G	5'	LOCAL
CORRIGAN PASS	1,840.4'	50'	27' F-F	2 LANE, C & G	5'	LOCAL



INTERSECTION DETAIL SPIRE VIEW &

LAND USE TABLE (PUD)		
LAND USE	LOTS*	AREA (AC.)*
45'(MC) SINGLE-FAMILY RESIDENTIAL (PUD)	54	7.49
45'(MMC) SINGLE-FAMILY RESIDENTIAL (PUD)	18	1.54
50' SINGLE-FAMILY RESIDENTIAL (PUD)	63	10.31
60'(MC) SINGLE-FAMILY RESIDENTIAL (PUD)	57	13.46
60'(MMC) SINGLE-FAMILY RESIDENTIAL (PUD)	20	2.24
60' SINGLE-FAMILY RESIDENTIAL (PUD)	43	8.24
70' SINGLE-FAMILY RESIDENTIAL (PUD)	6	1.30
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (PUD)	10	2.31
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE / DRAINAGE (PUD)	4	4.33
PARK / OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (PUD)	1	0.62
GREENBELT PARK / OPEN SPACE / PUBLIC ACCESS / DRAINAGE / WATER QUALITY (PUD)	1	9.10
MULTIFAMILY RESIDENTIAL (PUD)	0	21.34
RIGHT-OF-WAY (PUD)	-	23.58
TOTAL (PUD)	277	105.86

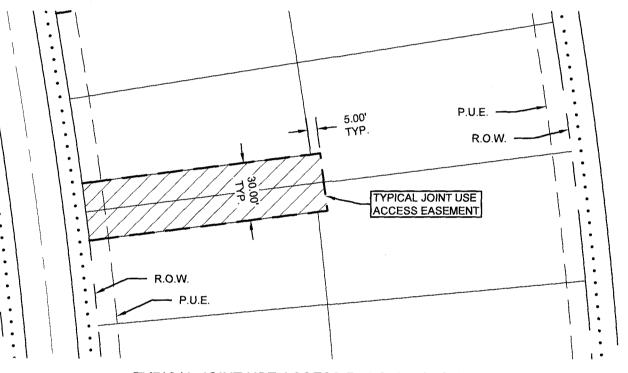
LAND USE TABLE (ETJ)							
LAND USE	LOTS*	AREA (AC.)*	LOT / BLOCK				
50' SINGLE-FAMILY RESIDENTIAL (ETJ)	12	1.48	LOTS *2, 3, *17, *18, *19, 20 / BLOCK K LOTS 2, 3, *19, 21, 22, 23 / BLOCK N				
60' SINGLE-FAMILY RESIDENTIAL (ETJ)	8	1.13	LOTS 1, *16, 21, 22 / BLOCK K LOTS 1, 4, *8, 20 / BLOCK N				
70' SINGLE-FAMILY RESIDENTIAL (ETJ)	3	0.59	LOTS 5, 6, 7 / BLOCK N				
OPEN SPACE / PUBLIC ACCESS / LANDSCAPE (ETJ)	2	0.95	LOTS 3 / BLOCK R LOTS 1 / BLOCK S				
MULTIFAMILY RESIDENTIAL (ETJ)	2	8.18	LOTS *2 / BLOCK R LOTS *2 / BLOCK S				
RIGHT-OF-WAY (ETJ)	-	2.30					
TOTAL (ETJ)	27	14.63					
GRAND TOTAL (PUD + ETJ)	304	120.49					

INDICATES MOTOR COURT INDICATES MINI MOTOR COURT

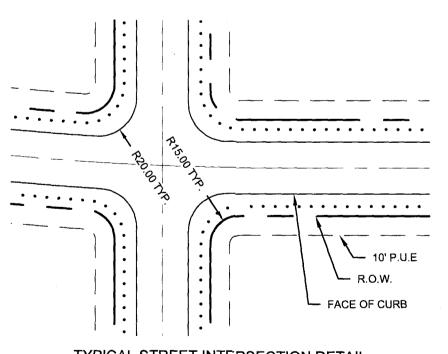
INDICATES LOT WITHIN PILOT KNOB PUD BOUNDARY

INDICATES LOT OUTSIDE PILOT KNOB PUD BOUNDARY WITHIN CITY OF AUSTIN LIMITED PURPOSE ETJ

LOTS THAT ARE PARTIALLY IN THE ETJ AREA OUTSIDE THE PUD BOUNDARY ARE ACCOUNTED FOR IN THE (ETJ) NUMBER OF LOTS, BUT THE AREA IS ACCOUNTED FOR AS IT IS DIVIDED IN THE PUD OR ETJ



TYPICAL JOINT USE ACCESS EASEMENT DETAIL SCALE: 1" = 50'



TYPICAL STREET INTERSECTION DETAIL SCALE: 1" = 50'



SHEET

O

ENERAL

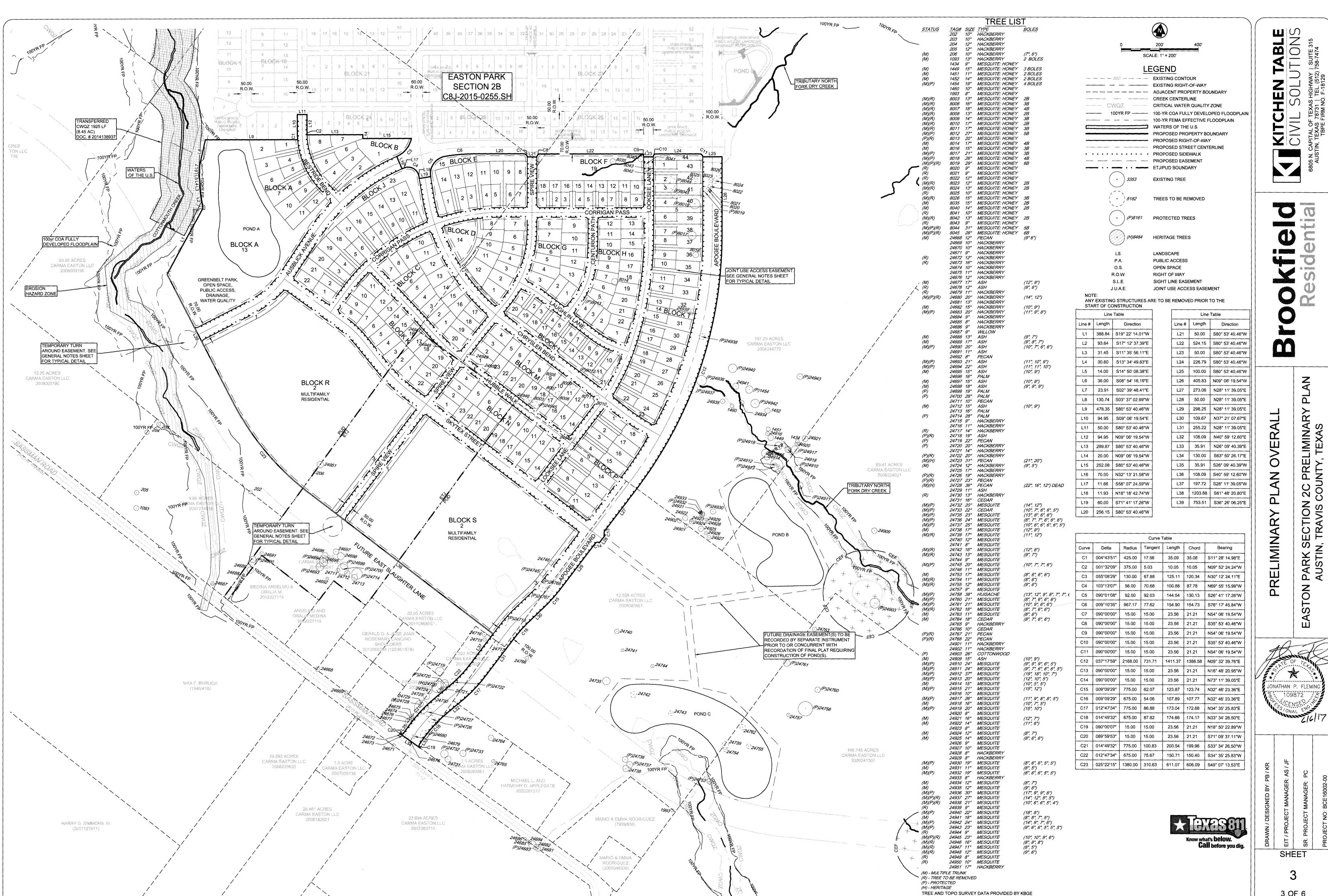
(1)

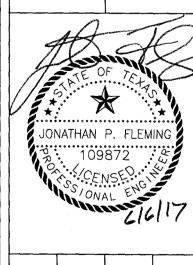
2 OF 6

C8J-2016-0188

5,6,13,14

FUTURE EAST SLAUGHTER LANE SCALE: 1" = 50'

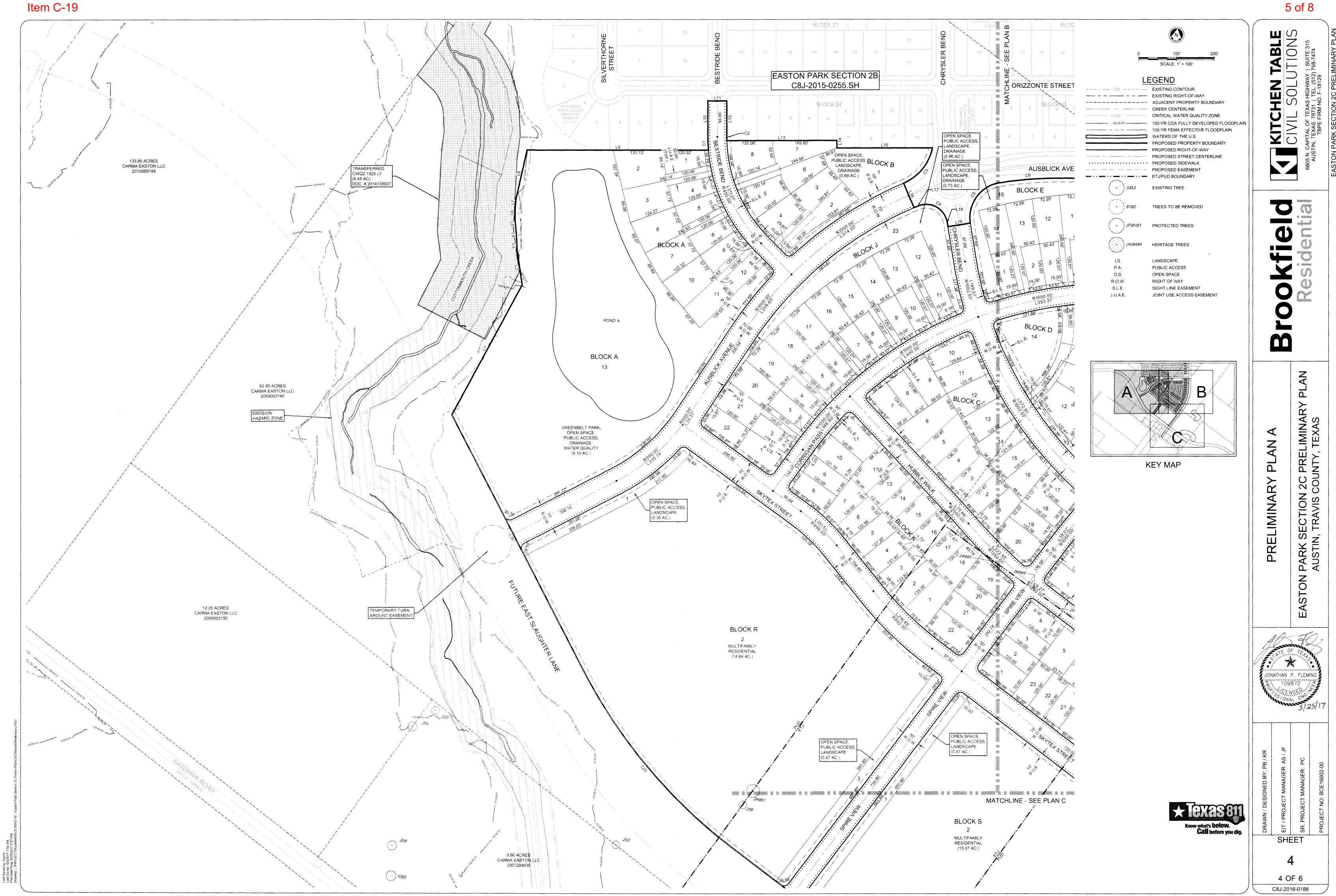


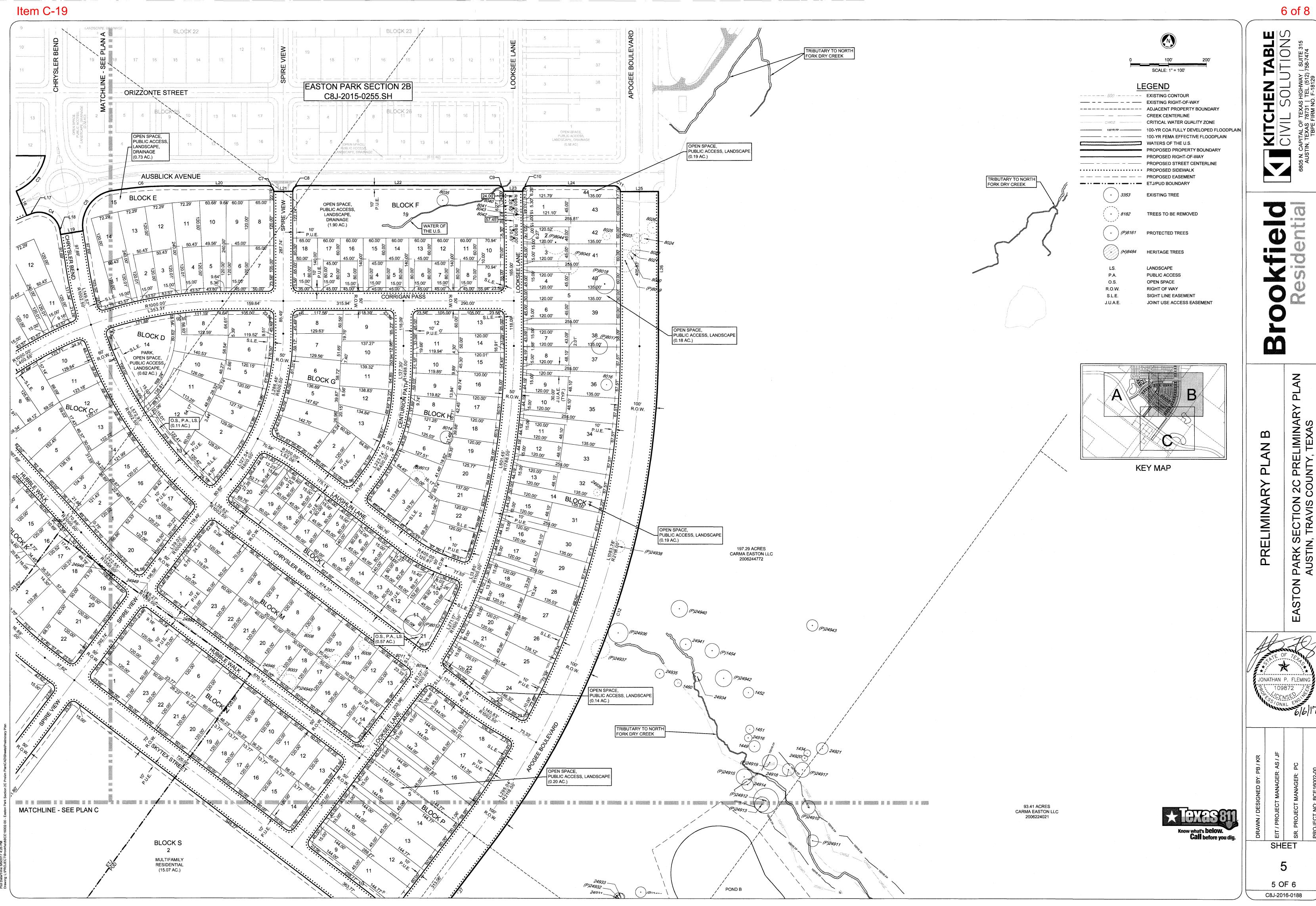


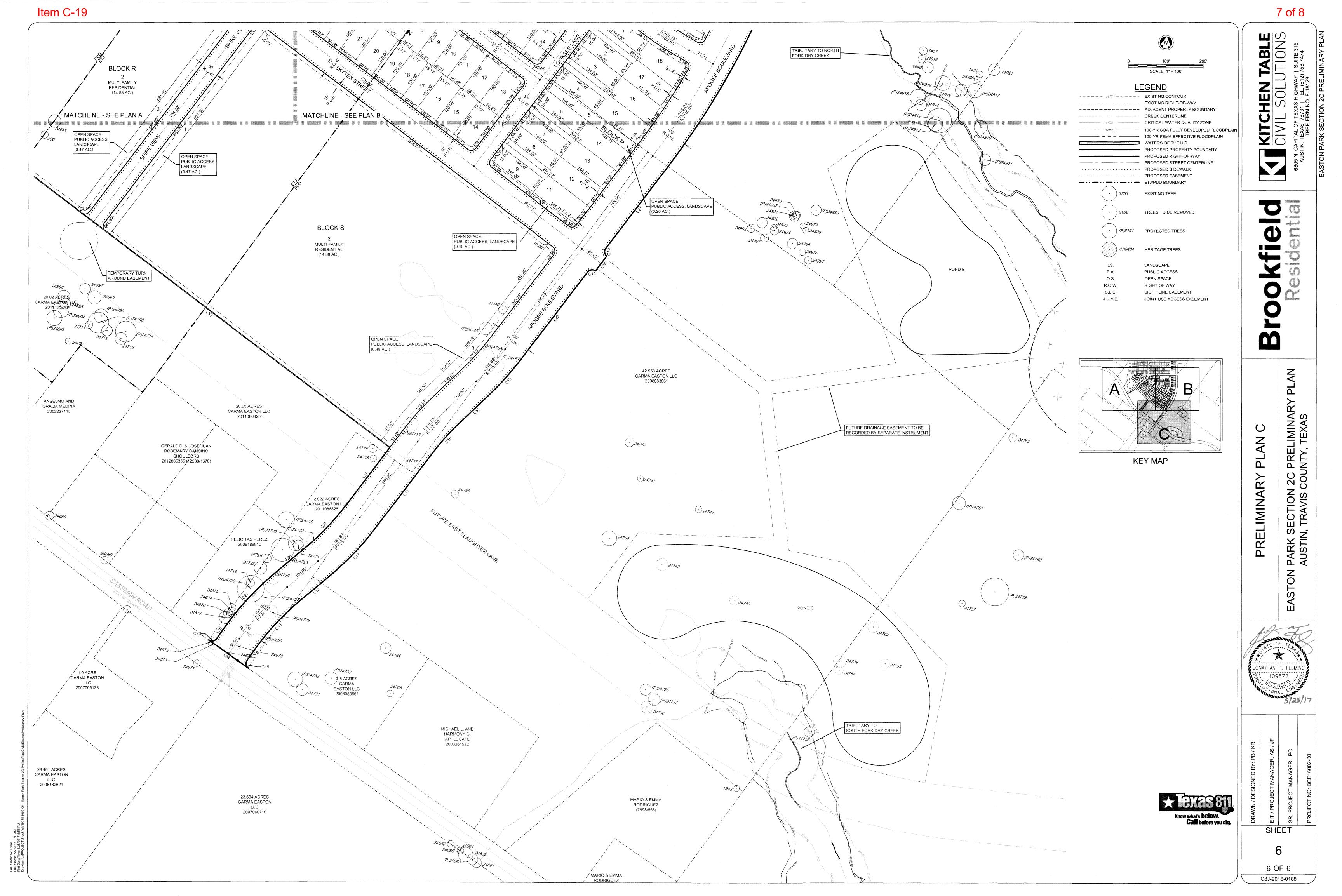
3 OF 6 C8J-2016-0188

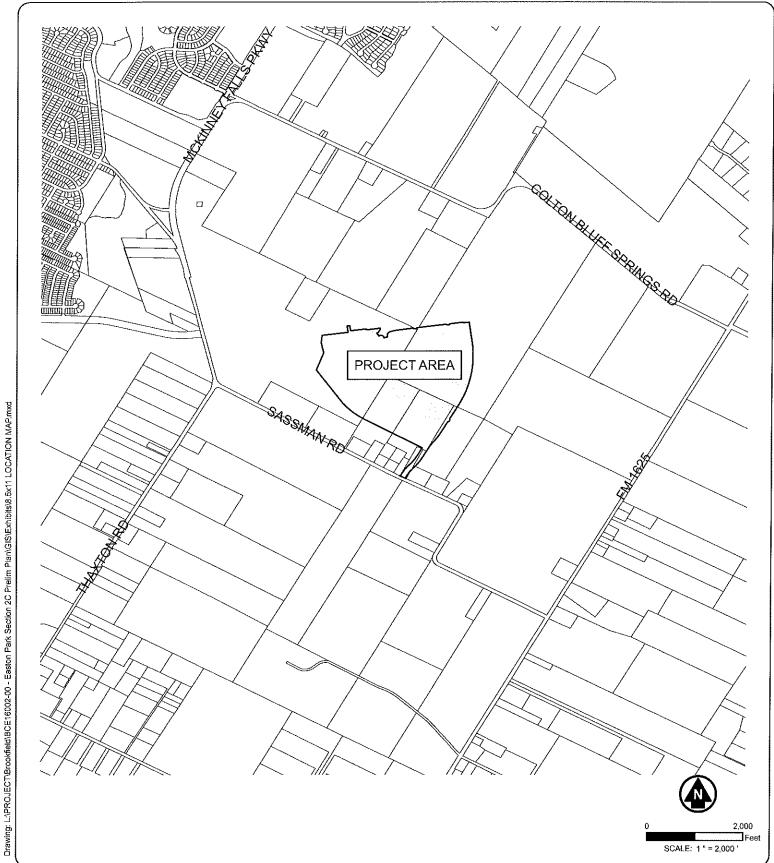
ENGINEERING RECEIVED MARCH 2015 AND PELOTON

LAND SOLUTIONS SURVEYED JULY 2015.











6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474 TBPE FIRM NO. F-18129

## KITCHEN TABLE CIVIL SOLUTIONS Brookfield Residential

**LOCATION MAP** 

**EASTON PARK SECTION 2C** AUSTIN, TRAVIS COUNTY, TEXAS

EXH 1